

**DRAFT PLANNING BOARD MEETING MINUTES**  
**TUESDAY, DECEMBER 6, 2005**

**MEMBERS PRESENT:** Jeremy Daly, Chair  
Paula Caron  
Jay Cruz  
John DiPasquale  
Mike Hurley  
Nancy Maynard  
Dean Tran  
Paul Fontaine, Jr. (associate member)

**MEMBERS ABSENT:** Yvette Cooks (Associate Member)

**PLANNING OFFICE:** David Streb, Mike O'Hara

**Call to Order**

Mr. Daly chaired meeting. Meeting called to order at 7:10 p.m. in the Veteran's Room, First Floor, City Hall.

**Communications**

Board reviewed a letter from the Building Commissioner regarding Home Line Furniture, referring the developer to the Planning Board for a mill conversion Special Permit. Also, a letter was reviewed from Avery Dennison's attorney confirming their willingness to accept \$4,000 from Benjamin Builders in lieu of the construction of a fence along the edge of their parking lot. This fence was not a condition of the Planning Board's approval, but the side agreement was referred to in the decision. The Board had no objection to the substitution.

Also reviewed was a letter of support from Mayor Mylott for minor changes to the Arden Mills decision. The letter essentially restated payments to the City for traffic improvements, sewer improvements, and trail improvements, and explicitly proposed a timetable for those payments. The Board approved and affirmed the statements, with one change. The language relating to the location of the traffic improvements was returned to the language of the original decision, allowing the improvements on Bemis Road and area streets rather than specifying explicitly the 118 Bemis Road address.

**Meeting Minutes**

Approval of the minutes was postponed until the December 20<sup>th</sup> meeting.

**ANR Plans**

None.

**PUBLIC HEARINGS**

**Definitive Subdivision "Parker Hill Acres" - Matson, Westminster Hill Road**

Atty. Watts presented for applicant. Requested two waivers of standards in the Subdivision Rules & Regulations -- one for sidewalks along one side of the road, and the other for the lack of corner rounding at the entrance of the subdivision off Westminster Hill Road. Atty. Watts estimated the value of the one waived sidewalk at \$32,000, substantially less than the \$100 per foot estimate proffered by a Board member at the last meeting. He stated that the lack of corner rounding was due to an earlier preliminary plan that showed lots along Westminster Hill Road, and the subsequent selling off of those lots with squared-off boundaries. Mr. Watts stated that the actual road construction would not be affected by the lack of rounding.

Atty. Watts stated that the issue of the Colony Road access (instead of via Hartland Avenue) would be discussed by Bill Gates of Whitman & Bingham.

The water issues can't be discussed at this meeting because the water study has to be modified. The Water System Manager saw flaws in the study and asked to have it redone. This system is being evaluated independently of the Westminster Hill Estates project across the street.

Bill Gates addressed several of the points raised in the peer review performed by Vollmer Engineering for the city. He stated that they will be responding in writing to all of the points raised in the report.

He submitted a revised mylar plan that showed an additional lot – now a total of 42 lots.

He said that looked at using Colony Road to access the site, and found that the chord of the curve is only 49.8 feet, so they would need a waiver from the Planning Board's Subdivision Regulations requirement of 50 feet. Also, it was stated that Mr. Matson wants to keep the land in the event that he needs to install a pump station for water.

Wes Flis, Whitman & Bingham spoke about one of the Vollmer report items referring to lack of labeling of drainage easement lines. He said that they were all clearly labeled, except for one location, which they will correct. He reiterated that they will be responding to each point in writing. He said they'd be using plastic pipe to eliminate the scouring issue as raised in paragraph number 3. Regarding the alternate access, retaining walls would be required on both sides of the access, and that the steepest slopes will be no greater than 5%. In addition, there is good sight distance at the intersection with Colony Road.

Ms. Caron: Do we have a comment from our Engineering Division? Michael O'Hara responded that Gary of Engineering says that it makes more sense to come off of Colony Road, though it was only a verbal response.

Ms. Walker, 27 Hartland Ave.: They don't want the road to enter on Hartland Ave because of the steep slope and the traffic. She also said she talked to the abutters, and they said that they've always expected that there'd be a road someday next to them.

Mr. Daly asked the staff to see if Fire or Engineering have an access preference.

Dan Dumais, MS Transportation Systems presented the traffic study. Said that they took new traffic counts in October of 2005. Said that Westminster Street was detoured at the time, so they adjusted the counts as a result. They received Vollmer's review of the study a week ago, and will respond in writing. They are trying to schedule a meeting now, but so far haven't connected.

Mr. Daly said that the next meeting may be his last, & Mr. Tran also, as he was elected to City Council, so it's in everyone's interest to get all the information into the city so the remaining issues can be resolved by the next meeting.

Mr. Matson is prepared to look at the installation of sewer on Hemlock Drive. He said that the DPW would repave the road following that installation with Chapter 90 money. Mr. Matson is prepared to do that work, but he cannot do all offsite impact work.

Meeting adjourned 8:45 p.m.  
*Next meeting: December 20, 2005.*

Approved: \_\_\_\_\_